

6th January 2025.
202307L01.

Barnsley MBC
Planning Services
PO Box 634
BARNSELEY
South Yorkshire
S70 9GG.

Dear Sir/Madam,

**Re: Change of Use of Redundant Outbuilding at 1 Sidcop Road, Cudworth,
Barnsley, South Yorkshire, S72 8TG.**

We write to enclose our client's planning application for the above for the change of use of a redundant outbuilding to a hot food takeaway next to their existing convenience store in Cudworth.

You should find enclosed our completed application form, the associated measured survey drawings, the relevant detailed proposals drawings, a site location plan and a block plan for the site and from a design, access, context and HIA perspective may we clarify the following.

Physical Context

The outbuilding the subject of this application is a single-storey building constructed with principal elevations of coursed natural stone and secondary elevations in smooth red facing brickwork with ashlar stone surrounds, heads and sills to its few openings under a natural blue-grey slate roof with painted timber entrance and personnel door and a previously built-up window opening to side.

The building has a total internal area of approx. 31M² and stands in an overall plot of 39M² and faces Royston Road north of its junction Sidcop Road and close to the adjoining junction with Pontefract Road north-east of the centre of Cudworth and approximately 5.5km north-east of Barnsley town centre.

Generally, the building is immediately adjoining the well-established "local" shop surrounded primarily by previous residential development, including to the north-west of the building are further town/ terraced houses to Sidcop Road and to the north-east of the building is the rear access to the existing townhouses to Sidcop Road and some "spare" land beyond that off Royston Road is under the same ownership.

To further clarify the physical context a couple of photos of the building and its setting are inserted on the following page.





Building Design Services



View from East.



View from North toward Sidcop Road.



JE Architectural Ltd • 23 Windmill Road • Wombwell • Barnsley • S73 8PW.

JE Architectural Ltd, Registered in England and Wales. Registered No: 07685836. Registered Office; 23 Windmill Road, Wombwell, Barnsley, S73 8PW.

Socio-economic Context

It is envisaged that the proposed change of use will complement the adjoining convenience store and maximize the economic benefits (viability and vitality) of the premises and bring in to use, a redundant building, no longer of use to the shop, offering no contribution to the local economy.

Planning Policy Context

The planning policies that have been a material consideration in the preparation of these proposals include at a national level the relevant aspects of the National Planning Policy Framework and at a local level the current Local Plan and associated SPD's on Takeaways including the relevant Planning Advice Note.

More specifically, the proposed takeaway will be a standalone unit in an existing detached building almost 275M north of the nearest alternative takeaways to the south and nearly 500M to the south of the nearest takeaway to the north towards Shafton. Also, the proposal is almost 1KM to the south-west of the nearest secondary school, well outside the recommended 400M "buffer" zone surrounding the school and although there is a junior school to the North and South they are entered over 400M away and nearly 600M away respectively to limit any impact of the proposal on its surroundings.

We have also noted in the PAN that Cudworth has one of the lower excess weight ratios in the borough and that although the site constraints dictate that there isn't any on-site parking the Local Authority's Parking SPD only requires 1No parking space, based on the usable floor area, which can be easily accommodated by the existing on-street parking which is un-restricted to the frontage of the proposal on Royston Road a reasonable distance from the junction with Sidcop Road and of no direct impact upon the primary local highway network or any of the adjoining houses.

Although the proposed takeaway is in a predominantly residential area it is not anticipated that it will unduly exacerbate any impacts upon its environs over and above the existing convenience store as it is not anticipated that the opening hours will be significantly different to the shops opening hours, however, the proposed tenant has yet to be determined and their specialists recommendations for the proposed ventilation system remains the subject of their detailed design as can be seen on the drawings the vent outlet is likely to be placed relatively centrally in the building and can discharge vertically at high level for dispersal of any odours and the ventilation equipment can be located internally in the roof void to contain/isolate any noise potential of the plant.

For further planning policy considerations refer to HIA later in this covering letter.

Environmental Context

Flood plans have been reviewed and this has highlighted that the site is in Flood Zone 1 and thus has a low probability of flooding as can be seen on the attached report/map. Also, there were no obvious signs of protected/priority species on the site with the buildings having relatively well-sealed roofs and walls and limited entry or roosting points observed.



The Proposals

It is proposed to convert and repair and restore the existing outbuilding to bring it back into viable use to support/ complement the existing store adjoining. External alterations to the design, appearance and scale of the building are primarily limited to new entrance door/screen and ventilation outlet through roof and generally, to restore the buildings small but no less worthwhile contribution to the street scene alongside the host building.

A notional fascia sign is shown for illustrative purposes until and end user/tenant is confirmed if this planning application is successful, a separate advertisement application will then be submitted to clarify these details fully.

HIA Checklist

It is not anticipated that a particular population group will be adversely affected by these proposals as the building is fully accessible with staff facilities proportional to the scale of the unit to enable the tenant to offer equal opportunities.

Noise.	Vent Equipment	Full details to be verified, however, it appears extractor Fan could be internal with only high level cowl/outlet.
Odour.	Cooking Vents.	High level outlet/ cowl for dispersal TBC.
Contaminants.	Used oil.	Although it is unknown if the tenant will generate much in the way of used/surplus oil a recycling arrangement can be set-up with a bio-fuel company or such like.
Air Quality.	Air borne Contaminants.	It is anticipated that ventilation equipment will have Integral filtration and regularly servicing to mitigate.
Litter.	Discarded Packaging	Although there were limited indications that the existing store had unduly affected local littering, this could be Exacerbated by proposal so tenant management will be Important and choice of bio-degradable packaging Advisable alongside extension of shops recycling facility.
Anti-social Behaviour.	General Nuisance.	From shop owners experience, incidents of anti-social behaviour limited in this location/setting, however, this will be carefully monitored if/when proposal instigated, and if necessary suitable measures put in place to mitigate.
Healthy Eating.	Nutritional Information.	With tenant/menu unknown at this time it is not clear how this information will displayed to enable consumer choice.
Working Conditions.	Workplace Conditions.	Proportional staff facilities integrated into proposals to suit size of unit/staffing levels and building will be fully ventilated to manage internal environment.





Building Design Services

**Accidental
Injury etc.**

Public safety
from slips etc

Accidental spillages to be carefully monitored and
and managed by tenants to mitigate any risks

Summary

The proposals will enable a use complementary to the existing use to maximize the viability of the premises and their economic contribution to the locale in what has become redundant accommodation no longer useful to the adjoining store and as such presents a vacant and under-utilized space that contributes little to its setting and the local economy and risks being vandalized and falling in to disrepair and, therefore, we hope that our application can be viewed favourably during its consideration and decision.

Generally, we trust you have all the information you need to validate and consider our application, however, if you should require anything further, please don't hesitate to get in contact.

Yours faithfully,



Mr. John Early
For JE Architectural Ltd.



Flood map for planning

Your reference
202307

Location (easting/northing)
438914/409573

Created
7 Jan 2025 13:47

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>








Flood map for planning

Your reference
202307

Location (easting/northing)
438914/409573

Scale
1:2500

Created
7 Jan 2025 13:47

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

